



फैक्स/कोरियर द्वारा

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

1st Floor, Zone-IV,
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी विकास एवं गरीबी उपशमन मंत्रालय
Ministry of Urban Development
& Poverty Alleviation
Fax No. : 4642163

सं० के-14011/38/2002-रा.रा.क्षे.यो.बोर्ड

दिनांक 3.10.02

बैठक सूचना

वियय: रा.रा.क्षे.योजना बोर्ड की योजना समिति की 48वीं बैठक।

रा.रा.क्षे.योजना बोर्ड की योजना समिति की 48वीं बैठक दिनांक 24.10.2002 को प्रातः 11:30 बजे रा.रा.क्षे.योजना बोर्ड, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोदी रोड, नई दिल्ली-110003 के कार्यालय में आयोजित की जाएगी। बैठक में विचार किये जाने वाली कार्यसूची मदों की सूची संलग्न है। कार्यसूची नोटस अलग से भेजे जा रहे हैं।

आपसे अनुरोध है कि कृपया बैठक में उपस्थित होने और अपनी भागीदारी की पुष्टि करने का कष्ट करें।

(म. अग्रवाल)

(आर.सी.अग्रवाल)

मुख्य क्षेत्रीय नियोजक

सदस्य-संयोजक



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
**NATIONAL CAPITAL REGION
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Ministry of Urban Development
& Poverty Alleviation
Fax No. : 4642163

BY FAX / COURIER

No.K-14011/38/2002-NCRPB

Date : 3.10.2002

MEETING NOTICE

Sub: 48th meeting of the Planning Committee of NCR Planning Board.

The 48th meeting of the Planning Committee of NCR Planning Board will be held at 11.30 a.m. on 24.10.2002 in the office of the NCR Planning Board, 1st Floor, Core-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003. The list of the agenda items proposed to be discussed is enclosed. The Agenda Notes are being sent separately.

You are requested to kindly make it convenient to attend the meeting and confirm your participation.

(R.C. Aggarwal)
Chief Regional Planner
Member-Convenor

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri Jai Shankar Mishra, Principal Secretary, Housing Deptt., Govt. of U.P., Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Shri K.L. Meena, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri P.K. Hota, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri N.C. Wadhwa, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. The Commissioner & Secretary (Land & Revenue), Govt. of NCT-Delhi, 'B' Block, Vikas Bhawan, I.P. Estate, New Delhi

9. The Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri U.K. Srivastava, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. Shri P.S.S. Thomas, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. The Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. The Advisor (IA-1), Department Of Environment, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110 003.
14. Shri A.V. Sinha, Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. Shri S.K. Jain, Executive Director (Project), Railway Board, Rail Bhawan, New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Deptt. Of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Shri Vijay Risbud, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, New Delhi.
19. Shri A.K. Seth, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
20. Smt. Nisha Singh, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
21. Shri Sanjay Verma, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
22. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
23. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
24. Shri Chandu Bhuita, Associate Town & Country Planner, NCR Planning Cell, Land & Building Deptt., Govt. Of NCT-Delhi, Vikas Bhawan, I.P. Estate, New Delhi.

Special Invitees

25. Shri D.S. Meshram, 107, Dhruva Apartments, I.P. Extension, Delhi.
26. Prof. H.B. Singh, Head, Department of Regional Planning, School of Planning Architecture, 4 Block-B, I.P. Estate, New Delhi.
27. Dr. P.K. Sikdar, Director, Central Road Research Institute, Mathura Road, New Delhi.
28. Mr. O.P. Chadha, Former Chief Engineer, (PHED-Haryana), 315, Sector-15, Fardiabad, Haryana.

29. Shri V.D. Lal, Director, Society for Development Studies, Core-VI, India Habitat Centre, New Delhi.
30. Prof. A.K. Maitra, Director, SPA& Head of the Deptt. Of Environment, School of Planning & Architecture, I.P. Estate, New Delhi.
31. Shri K.C. Shivramakrishnan, Centre for Policy Research, Dharam Marg, Chanakyapuri, New Delhi.
32. Dr. V.K. Tiwari, Director, NIUA, India Habitat Centre, Core-IV B, Ist Floor, Lodhi Road, New Delhi.
33. Smt. Shashi B. Srivastava, Director, NCRPB.
34. Dr. N.B. Johri, Joint Director, NCRPB.
35. Shri Rajeev Malhotra, Joint Director, NCRPB.
36. Shri V.K. Thakore, Joint Director, NCRPB.
37. Shri J.N. Barman, Joint Director, NCRPB.
38. Shri Rajeev Chadha, Joint Director, NCRPB.
39. Shri S.Surendra, Dy. Director, NCRPB.
40. Shri N.K. Bhardwaj, Dy. Director, NCRPB.
41. Shri Suresh Rohilla, Asstt. Director, NCRPB.
42. Shri Dinesh Arora, Asstt. Director, NCRPB.
43. Ms. Anjali Pancholy, Asstt. Director, NCRPB.
44. P.S. to M.S.
45. P.S. to CRP.

AGENDA ITEMS FOR THE 48TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.30 A.M. ON 24.10.2002 IN THE OFFICE OF THE NCR PLANNING BOARD CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

Agenda Item No.	Item
Agenda item No.1	Confirmation of the minutes of the 47th meeting of the Planning Committee held on 22.3.2002.
Agenda item No.2	Review of the action taken of the last meeting of the Planning Committee held on 22.3.2002.
Agenda item No.3	Consideration of the Draft Regional Plan-2021
Agenda item No.4	Consideration of the proposal for modification of the Zoning Regulations of RP-2001 for permitting petrol pumps in the "green buffer along the major transport corridors".
Agenda item No.5	Any other item with the permission of the chair.

AGENDA NOTES

**48TH MEETING OF THE
PLANNING COMMITTEE
TO BE HELD
AT 11.30 A.M. ON 24.10.2002
IN THE OFFICE OF THE
NCR PLANNING BOARD**

**NATIONAL CAPITAL REGION PLANNING BOARD
1ST FLOOR, CORE-IV-B, INDIA HABITAT
CENTRE
LODHI ROAD, NEW DELHI-110003**

AGENDA ITEMS FOR THE 48TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.30 A.M. ON 24.10.2002 IN THE OFFICE OF THE NCR PLANNING BOARD CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

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Agenda item No.2	Review of the action taken of the last meeting of the Planning Committee held on 22.3.2002.	1-2
Agenda item No.3	Draft Regional Plan-2021	2
Agenda item No.4	Consideration of the proposal for modification of the Zoning Regulations of RP-2001 for permitting petrol pumps in the "green buffer along the major transport corridors".	3-4
Agenda item No.5	Any other item with the permission of the Chair.	

LIST OF ANNEXURES

Annexure-I	Minutes of the 47th meeting of the Planning Committee held on 22.3.2002.
Annexure-II	Draft Regional Plan-2021

(ii)

AGENDA NOTES FOR THE 48TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.30 A.M. ON 24.10.2002 IN THE OFFICE OF THE NCR PLANNING BOARD, ZONE-IV, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 47TH MEETING OF THE PLANNING COMMITTEE HELD ON 22.3.2002.

Minutes of the meeting of the 47th Planning Committee held on 22.3.2002 letter No.K-14011/62/AP/2001-NCRPB dated 5.4.2002 (Annexure-I) and since no comments / observations, have been received, the same may be confirmed.

AGENDA ITEM NO. 2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 47TH MEETING OF THE PLANNING COMMITTEE HELD ON 22.3.2002.

2.1 Preparation of Regional Plan-2021

The Draft Regional Plan-2021 has been prepared and the same will be discussed in a separate Agenda Item No.3 in this Planning Committee meeting.

2.2 Change of landuse received from Govt. of UP and DDA

The following landuse change proposals along with the recommendations have been sent to the Chairman, NCRPB and Hon. UD&PAM through Ministry of Urban Development & Poverty Alleviation :

- (i) Proposal for change of landuse of an area measuring about 56 ha. from 'rural use' to 'residential, public and semi-public and recreational use' in the south of Mehrauli-Mahipalpur Road, NCT-Delhi.
- (ii) Proposal for change of landuse of an area measuring 252 ha. from 'agriculture use' to 'recreational use' in Greater Noida, U.P..
- (iii) Proposal for change of landuse of an area measuring 200 ha. from 'agriculture use' to Mandi, Warehousing and Wholesale Activities' in Greater Noida, U.P..

The above mentioned proposals are under consideration of the Ministry.

- (iv) A meeting had been called to discuss the proposal for change of landuse of an area measuring 214.98 ha. from 'residential use' to 'industrial use' in Sectors 83,84 and 87 in Noida Master Plan as decided in the last Planning Committee meeting but the meeting with NOIDA could not be held.

2.3 Status of the NCR Transport projects i.e. Western Peripheral Expressway, Eastern Peripheral Expressway and Regional Rapid Transport System.

The Planning Committee noted the status of the Transport Sector projects in NCR.

2.3 Proposal for co-option of Secretary, Housing & Environment, Govt. of Madhya Pradesh and Principal Secretary, Deptt. of Housing & Urban Development, Govt. of Punjab as members of the Planning Committee

The proposal was approved and the concerned State Governments were informed.

AGENDA ITEM NO 3: CONSIDERATION OF DRAFT REGIONAL PLAN - 2021

3.1 In pursuance of the decision of the 25th Board Meeting held on 12.7.2000, a High Level Group has been constituted vide O.M. No. K-14011/2001-DDIB dated 18.1.2001 under the Chairmanship of Union Minister for Urban Development and Poverty Alleviation for the preparation of Regional Plan with the perspective for the year 2021.

3.2 Eight Study Groups were subsequently constituted by the High Level Group with experts, non-officials and senior officers from various government agencies as members. The Study Groups were related to following aspects:

- a) NCR Policy zone, demographic profile and settlement pattern
- b) Regional land use and Rural Development
- c) Physical infrastructure including Transport/Communication.
- d) Utility and service infrastructure including power, Water supply, sewerage, Solid Waste, drainage, irrigation etc.
- e) Social Infrastructure including education, health, shelters, recreation, law and order etc.
- f) Environment including Tourism, heritage, pollution, disaster management etc.
- g) Institutional Framework.
- h) Economic & Fiscal policy Group including resource mobilization, funding etc.

3.3 These Study Groups submitted their draft Reports. These reports were presented by the respective Chairmen of the Study Groups in a Seminar held in January 2002 and discussed/disseminated in detail.

3.4 On the basis of the recommendations of the Study Groups and discussions held in the seminar, Draft Regional Plan – 2021 for the National Capital Region has been prepared and is being submitted to the Planning Committee for consideration. Draft Regional Plan-2021 is at Annexure-II.

AGENDA ITEM NO.4 : CONSIDERATION OF THE PROPOSAL FOR MODIFICATION OF THE ZONING REGULATIONS OF RP-2001 FOR PERMITTING PETROL PUMPS IN THE "GREEN BUFFER ALONG THE MAJOR TRANSPORT CORRIDORS".

4.1 The NCR Planning Cell, Govt. of Uttar Pradesh has submitted that the NCR Cell has been receiving queries from the Development Authorities regarding location of petrol pumps in the "green buffer along the major transport corridor". A specific case has been received by the NCR Cell from Hapur Pilkhuva Development Authority for no objection for setting up of petrol pump at 48-700 KM Stone on NH-24 at village Nijampur tehsil Hapur, Distt. Ghaziabad (Appendix-I). The Govt. of UP has requested for a policy decision on the location of petrol pump in the in this zone.

4.2 The provisions of RP-2001 in regard to "green buffer along the major transport corridors" is as under :

"A width of 100 metres on either sides along the National Highways and the proposed Expressways and 60 metres on either sides along the State Highways should be kept as green buffer. Those should be afforested under the control of the Forest Departments. Only activities permitted in the green belt as indicated earlier would be allowed."

4.3 The major landuses permitted in the green belt/green wedge as indicated above are as under:-

- i) Agriculture, particularly high value cash crops.
- ii) Gardening
- iii) Dairying
- iv) Social forestry/plantation
- v) Quarrying
- vi) Cemeteries
- vii) Social institutions such as school, hospital
- viii) Recreation or leisure

4.4 The provision of the Sub-Regional for UP Sub-Region in regard to "green buffer along the transport corridors are as under :

"Afforestation has been proposed to prevent large scale ribbon development on a width of 100 mts. on either side along the National Highways and proposed Expressways and 60 mts. on either side along the State Highways".

4.5 From the above, it is observed that RP-2001 and the Sub-Regional Plan for UP Sub-Region do not have any specific provision for allowing petrol pumps and strictly speaking no petrol pump can be located in green buffers along the highways in the NCR.

- 4.6 The petrol pumps are part and parcel of the Highways and are necessarily required to be located along side the highways as part of road furniture. This is only possible if they are permitted within the green belts / buffers along side the highways. This would require modification in the Zoning Regulations of RP-2001 and the modified form there of will be as under :

"A width of 100 metres on either sides along the National Highways and the proposed Expressways and 60 metres on either sides along the State Highways should be kept as green buffer. Those should be afforested under the control of the Forest Departments. Fuel-filling stations and activities permitted in the green belt as indicated earlier would be allowed."

- 4.7 In fact considering the necessity of location of petrol pumps along highways and the existing corresponding provisions in the Acts applicable to restrict belts along the highways in Haryana and UP, in the draft RP-2021 a provision has been made for fuel-filling station in the green buffer along the Highways.
- 4.8 Since the approval and notification of the RP-2021 will take a time, keeping in view the urgency of the matter, the proposal to amend the Zoning Regulations as per 4.6 above is placed before the Planning Committee for consideration and approval.

कार्यालय चीफ कोऑर्डिनेटर प्लानर राष्ट्रीय राजधानी क्षेत्र नियोजन सेल,
नगर एवं ग्राम नियोजन विभाग उ०प्र० नगर निगम भवन गाजियाबाद ।

पत्रांक ५७१ / एन०सी०आर० / गाजियाबाद / 2002-2003 दिनांक 30.7.2002,

सेवा में,

मुख्य क्षेत्रीय नियोजक,
एन०सी०आर० प्लानिंग बोर्ड
नई दिल्ली ।

विषय- हापुड़ पिलखुआ विकास प्राधिकरण क्षेत्र में एन०एच०२४ पर सड़क के किनारे पेट्रोल पम्प का मानचित्र स्वीकृत करने के सम्बन्ध में ।

महोदय,

उपरोक्त विषय के सम्बन्ध में अवगत कराना है कि हापुड़ पिलखुआ विकास प्राधिकरण क्षेत्र के अन्तर्गत ग्रा० निजामपुर तहसील हापुड़ जिला गाजियाबाद में एन०एच०२४ के कि० मी० 48-700 पर मेसर्स इण्डियन आयल कारपोरेशन द्वारा पेट्रोल पम्प स्थापित करने के लिए मानचित्र अनापत्ति हेतु सचिव, हापुड़ पिलखुआ विकास प्राधिकरण द्वारा इस कार्यालय को भेजा गया है । स्थल क्षेत्रीय योजना के प्रस्तावित हरित प्रतिरोधक क्षेत्र 'ग्रीन बफर' में स्थित है जिसमें पेट्रोल पम्प का निर्माण अनुमत्य नहीं है । इस सम्बन्ध में इस कार्यालय के पत्रांक 1263/भू०प्र० एन०सी०आर० / 2001-2002 दिनांक 18.12.2001 के प्रस्तरतीन में भी यह अनुरोध किया गया था कि हरित प्रतिरोधक क्षेत्र में पेट्रोल पम्प अनुषांगिक भू प्रयोग है जिस हेतु निरन्तर जिज्ञासाएं विकास प्राधिकरणों से प्राप्त हो रही है । उपरोक्त प्रकरण भी इसी क्रमशः कड़ी है, इस सम्बन्ध में एन०सी०आर० योजना बोर्ड द्वारा नीति सम्बन्धी निर्णय लिया जाना अत्यन्त आवश्यक है कृपया इस सम्बन्ध में आवश्यक निर्णय से इस कार्यालय को अवगत कराने का कष्ट करें ताकि पेट्रोल पम्प के निर्माण हेतु लम्बित प्रकरणों पर आठवा प्रेक्षित को जा सके ।

1527/cap/02
8/8/02

अनि (ब)

भवदीय

29/7/02

पत्रांक एवं दिनांक तदैव

॥ एस०के० जमान ॥
चीफ कोऑर्डिनेटर प्लानर

प्रतिलिपि सचिव, हापुड़ पिलखुआ विकास प्राधिकरण को सूचनार्थ प्रेषित ।

दायरी सं०/Diary No.

दिनांक/Date

हस्ताक्षर/Signature

149

7/8/2002

॥ एस०के० जमान ॥

चीफ कोऑर्डिनेटर प्लानर



BY COURIER

**राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
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Ministry of Urban Development
& Poverty Alleviation
Fax No. : 4642163
Date : 16.12.2002

No.K-14011/38/2002-NCRPB

Sub: Minutes of the 48th meeting of the Planning Committee held on 24.10.2002 at NIUA Conference Hall, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 48th meeting of the Planning Committee for information and necessary action.

**(R.C. Aggarwal)
Chief Regional Planner
Member-Convenor**

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development and Poverty Alleviation, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri Jai Shankar Mishra, Principal Secretary, Housing Deptt., Govt. of U.P., Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Shri Nihal Chand, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Subhash Sharma, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri N.C. Wadhwa, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri Satish Chandra, Principal Secretary, PWD, Plg. & Finance, Govt. of NCT-Delhi, 5th Level, C-Wing, Delhi Secretariat, I.P. Estate, New Delhi
9. Shri V.K. Gupta, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri U.K. Srivastava, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

11. Shri P.S.S. Thomas, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. The Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri R.R. Khan, Advisor (CT), Department Of Environment, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110 003.
14. Shri A.V. Sinha, Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
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17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Shri U.K. Samal, Principal Secretary, Department of Housing and Environment, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
19. Shri Rakesh Singh, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
20. Shri Vijay Risbud, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, New Delhi.
21. Dr. Neel Ratan, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Smt. Nisha Singh, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri Sanjay Verma, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Chandu Bhuita, Associate Town & Country Planner, NCR Planning Cell, Land & Building Deptt., Govt. Of NCT-Delhi, Vikas Bhawan, I.P. Estate, New Delhi.

Special Invitees

27. Shri D.S. Meshram, 107, Dhruva Apartments, I.P. Extension, Delhi.
28. Prof. H.B. Singh, Head, Department of Regional Planning, School of Planning Architecture, 4 Block-B, I.P. Estate, New Delhi.
29. Dr. P.K. Sikdar, Director, Central Road Research Institute, Mathura Road, New Delhi.
30. Mr. O.P. Chadha, Former Chief Engineer, (PHED-Haryana), 315, Sector-15, Fardiabad, Haryana.

31. Shri V.D. Lal, Director, Society for Development Studies, Core-VI, India Habitat Centre, New Delhi.
32. Prof. A.K. Maitra, Director, SPA& Head of the Deptt. Of Environment, School of Planning & Architecture, I.P. Estate, New Delhi.
33. Shri K.C. Shivramakrishnan, 24, Aradhana Enclave, Sector-13, R.K. Purma, New Delhi-110066.
34. Dr. V.K. Tiwari, Director, NIUA, India Habitat Centre, Core-IV B, Ist Floor, Lodhi Road, New Delhi.

Officers of the NCRPB

35. Smt. Shashi B. Srivastava, Director, NCRPB.
36. Dr. N.B. Johri, Joint Director, NCRPB.
37. Shri Rajeev Malhotra, Joint Director, NCRPB.
38. Shri V.K. Thakore, Joint Director, NCRPB.
39. Shri J.N. Barman, Joint Director, NCRPB.
40. Shri Rajeev Chadha, Joint Director, NCRPB.
41. Shri S.Surendra, Dy. Director, NCRPB.
42. Shri N.K. Bhardwaj, Dy. Director, NCRPB.
43. Shri Suresh Rohilla, Asstt. Director, NCRPB.
44. Shri Dinesh Arora, Asstt. Director, NCRPB.
45. Ms. Anjali Pancholy, Asstt. Director, NCRPB.
46. P.S. to M.S.
47. P.S. to CRP.
48. P.A. to Director.



**राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD**

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Ministry of Urban Development
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सं०के-१४०११/३८/२००२/रा०रा०क्षे०यो०बोर्ड

दिनांक : १६/१२/२००२

विषय : दिनांक २४/१०/२००२ को राष्ट्रीय नगर कार्य संस्थान के सम्मेलन कक्ष आई०एच०सी० लोधी रोड नई दिल्ली में आयोजित योजना समिति की ४८ वीं बैठक का कार्यवृत्त ।

कृपया इसके साथ संलग्न योजना समिति की ४८ वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें ।

(आर०सी० अग्रवाल)

मुख्य क्षेत्रीय नियोजक

सदस्य संयोजक

फोन : ४६४२२८९

संलग्नक : उपर्युक्तानुसार ।

MINUTES OF THE 48TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 A.M. ON 24.10.2002 IN THE CONFERENCE ROOM, NIUA, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.

List of the participants is enclosed.

Welcoming the members to the 48th meeting of the Planning Committee, Chairman mentioned that the meeting had been convened basically to deliberate upon the Draft Regional Plan (RP)-2021 for National Capital Region (NCR). Under the NCR Planning Board Act, 1985, the Planning Committee is required to assist the Board in preparation of Regional Plan. Introducing the Draft Regional Plan-2021, the Chairman stated that the Plan had been prepared on the basis of reports prepared by the Expert Groups constituted under the direction of the High Level Group on various aspects under the Chairmanship of eminent experts in various fields. These Groups had the representatives of the concerned Central Ministries, participating State Governments, GNCT-Delhi and DDA.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 47TH MEETING OF THE PLANNING COMMITTEE HELD ON 22.3.2002.

The Govt. of Madhya Pradesh vide letter dated 14.10.2002 requested that the Principal Secretary, Housing & Environment, Govt. of Madhya Pradesh be co-opted as member of the Planning Committee in place of the Secretary, Housing & Environment, Govt. of Madhya Pradesh which was approved in the last meeting. With this amendment, the minutes of the 47th meeting of the Planning Committee held on 22.3.2002 were confirmed.

AGENDA ITEM NO.2: REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 47TH OF THE PLANNING COMMITTEE HELD ON 22.3.2002.

Change of landuse received from Govt. of UP and DDA

The Planning Committee noted that the landuse change proposals in respect of S. No. (i) in the Agenda Notes was submitted to the Ministry of UD&PA for a decision of the Chairman, NCRPB and Hon. UD&PAM. The Ministry of UD&PA has published a notice for inviting public objections / suggestions. The Planning Committee further noted that the other two proposals at S.No. (ii) and (iii) in the Agenda Notes were under consideration in the Ministry of UD&PA.

AGENDA ITEM NO.3 : CONSIDERATION OF DRAFT REGIONAL PLAN-2021

Initiating the deliberations, the Chairman, Planning Committee requested the Chief Regional Planner, NCRPB to give the highlights of the proposals and recommendations of the RP-2021. The Chief Regional Planner, NCRPB and Chairmen of the respective Study Groups presented the major highlights of the policy recommendations of the RP-2021, chapter-wise discussion held as under :

3.1.0 The Region

The Chief Regional Planner while giving the major highlights of the issues and policies of the RP-2021 stated that in the RP-2021 the entire Alwar district had been included based on the recommendations of the Study Group on "NCR Policy Zones, Demography Profile and Settlement Pattern" which was entrusted to consider the proposal for inclusion of additional areas in NCR (balance area of Alwar district). It was further stated that accordingly the proposal for inclusion of additional areas in NCR was being placed in the forthcoming Board meeting. If

approved by the Board, the total area of the NCR would increase from 30,242 sq. km. to 33,578 sq. km. .

3.1.2 Upon queries by Chief Coordinator Planner, NCR Cell, UP regarding the status of their Government's proposal for inclusion of additional areas, substantial areas of UP (Distt. Muzaffarnagar, Aligarh, Mathura and Hathras) it was pointed out by the Chairman of Study Group Shri D.S. Meshram that keeping in view the limited development of the region beyond DMA and scarce resource, the Group had not recommended any major addition of area to the existing NCR and had only suggested rationalization of boundaries by including full district of Alwar (in place of existing seven tehsils) which is to be included in the Schedule to the NCRPB Act, 1985.

3.2.0 Aims, Objectives and Policy Zones

The Chief Regional Planner, NCRPB stated that the aim of the RP-2021 would be to promote growth and balanced development of the National Capital Region which is a positive departure from the earlier policy of restricted growth of Delhi and moderate growth of DMA. He mentioned that the Delhi Metropolitan Area (DMA) had been modified to make it co-terminus with the boundaries of the tehsils adjacent to NCT-Delhi and the total area of DMA (excluding NCT-Delhi) would be about 5,500 sq. km. and would include seven tehsils of Haryana and four tehsils of Uttar Pradesh. He further mentioned that to promote planned and regulated development along the National Highways converging at Delhi, a new zone designated as Highway Corridor Zone had been proposed. In this Zone depending upon the economic pressure and local situation development activities may be permitted in selected areas in a planned manner.

3.2.2 Director, Town & Country Planning Department, Govt. of Haryana expressed apprehension about the large areas which are being proposed to be brought under the DMA Zone. He felt that it would be difficult to declare such a large area as a controlled area. For the controlled areas, after their declaration, a Development Plan would also have to be prepared. He further mentioned that the declaration of such a large DMA area would have political and social repercussions, as also the local people may feel disturbed. On the proposed Highway Corridor Zone, the Director, T&CP, Govt. of Haryana mentioned that the 5 km. width on either side of the National Highways seems to be a very large area. The Govt. of Haryana is presently allowing industries to be located in this zone. He opined that it would be difficult to implement these Policy Zones.

3.2.3 The Commissioner (Planning), DDA mentioned that no population assignment had been made for the proposed Highway Corridors Zone. This could have an impact on achieving the population assignment of the Metro and Regional Centres. He was of the view that instead of identifying area to be urbanized, the area not to be urbanized could be identified by the Board, while leaving the choice of areas to be urbanized to the States.

3.2.4 Chief Town Planner (NCR), Rajasthan mentioned that there were no rules to declare and exercise control over Highway Corridor Zone in Rajasthan State.

3.2.5 Chief Coordinator Planner, NCR Planning & Monitoring Cell, Govt. of Uttar Pradesh stated that the 5 km. width on either side of the National Highway was a large area and expressed apprehension regarding its implementation.

3.2.6 Shri K.C. Sivaramakrishna, Chairman of the Study Group informed that in States like Gujarat and Maharashtra, which are highly urbanized, around 70 to 90 percent of the urban growth had taken place all along highways. Referring to the Landuse Plan, he mentioned that

even in other states, a bulge in urban development is noticeable along the outer boundary of towns, where a highway emerges. Therefore, the identification of the highway corridor zone seems to be logical. This proposal is likely to be welcomed by industries etc. However, the consequences would have to be carefully considered. Conversion of a transport corridor into an urban corridor may not be feasible, firstly because of its large dimensions, and secondly because a number of administrative jurisdictions may cross through it.

3.2.7 Shri D.S. Meshram, Chairman of the Study Group clarifying the position stated that ribbon development had been observed all along the National Highways radiating from Delhi and by declaring Highway Corridor Zone, the development activities would not be barred but only for regulated and planned development in this zone. He further mentioned that no large scale development to accommodate higher population in this zone was envisaged in the RP-2021.

3.2.8 Chairman, Planning Committee, NCRPB summarized the discussion. While the proposal for a separate highway corridor zone was a necessity to address the problem of unplanned growth, however, the actual width of the highway zone based on local conditions could be intimated by the States to the Board for notification by the respective State Governments.

3.3.0 Demographic Profile and Settlement Pattern

Chief Regional Planner, NCRPB, mentioned that there has been a policy change in assignment of populations to various identified settlements. Rather than the following earlier method of assignment of population, the respective Authorities/State Governments had given their assignments / proposals based on the land, water and development potential of towns which were incorporated in the Plan.

3.3.2 As far as NCT-Delhi was concerned, based on land and water availability the population assignment has been proposed as 220 lakhs.

3.3.3 Shri V.D. Lall was of the view that "absorbing capacity" should have been taken as basis for population assignment, rather than land and water alone. He felt that this has a bearing on the success of achieving that assignment figure. The Chairman explained that while it was a good concept, however it had its limitation and there was a need to take a practical view in the matter.

3.3.4 In the proposed settlement hierarchy, a six tier hierarchal system had been proposed by adding two categories i.e. Metro Centres and Basic Villages, in addition to the 4 tier hierarchy of RP-2001. Metro Centres were the cities which were likely to cross the 1 million population by 2021. These centres were being categorized separately because of the special planning needs.

3.3.5 Director, DDA was of the view that instead of 220 lakhs, 230 lakhs may be taken as population assignment for NCT-Delhi, since in his view, there was not much difference between the two figures.

3.3.6 Shri D.S. Meshram, Chairman of the Study Group stated that since very few of the identified towns had achieved their assigned populations as per RP-2001, there was a felt need to base the population estimates for 2021 on some criteria other than assignment, therefore bearing capacity was proposed. The question is how to assess this. Therefore it was decided to let development authorities decide the population, since they would know the level of infrastructure development existing in the town as well as future proposals for new infrastructure.

3.4.0 Economic Activities and Fiscal Policy

Chief Regional Planner, NCRPB while presenting an overview of the policies and proposals contained in the chapter mentioned that in view of the economic reforms and the thrust of the Government on more open/ market driven economy, the decision for locating economic activities by and large now rests with the entrepreneurs and market forces. Besides this, the changes undertaken by the Government in the taxation policy and introduction of VAT at the national level, is expected to remove problems arising out of disparities in the NCR States to a great extent and bring about greater uniformity in the region. He drew attention to the growing concentration of economic activities viz. industry, trade and commerce and Government, Public Sector Undertakings and Corporate offices in Delhi and mentioned that strong restrictive measures had accordingly been proposed in the Draft Regional Plan-2021 to contain the growth of these activities in Delhi.

3.4.2 Director, DDA while drawing attention to the recommendations made in the chapter suggesting a complete ban on creation of any new industrial area in Delhi, mentioned that the creation of new industrial areas would be inevitable in order to provide employment to the additional future population of 90 lakhs by 2021 in the industrial sector, as well as for relocating the existing non-conforming industries and also allowing hi-tech industries. He further mentioned that if the provision for new industrial areas was not made, the industrial activities, as a consequence, would come up in the residential, commercial and other areas.

3.4.3 Director, NIUA and Chairman of this Study Group mentioned that with the ongoing reforms and liberalized economy, service sector including financial and business services, banking, insurance, professional services etc. are likely to dominate the occupational scenario in Delhi. He felt that these services, to a great extent, will replace the manufacturing activities in Delhi.

3.4.4 Secretary (Housing), U.P. emphasised that NCR has been constituted with the objective of having a balanced and harmonized development and as such the policies proposed in this direction should be accepted by its constituent parts. He felt that appropriate mechanism to carry over these policies should be developed with due regard to mutual interests.

3.4.5 Chairman, while summing up the discussions mentioned that Delhi being a State and a distinct political entity had its own aspirations and its developmental concerns could not be ignored and, therefore, a balanced view will have to be taken and a feasible solution worked out.

3.5.0 Transportation

Chief Regional Planner, NCRPB presented the broad policies and proposals contained in the Transport chapter.

3.5.2 Director, Town & Country Planning, Govt. of Haryana requested that Hisar, a Counter Magnet Town had no direct rail connection with Delhi. Hisar can be connected to Delhi with a direct rail line if rail link between Rohtak and Hansi be made a part of the Plan. He further mentioned that this will facilitate the rail movement between Hisar and Delhi via Rohtak, which will be much shorter route than the existing rail link through Rewari, which has a comparatively much longer travel time. Chairman assured that the suggestion of the Govt. of Haryana for the inclusion of the above rail link will be considered in the Regional Plan.

3.5.3 Executive Director, Delhi Metro, Railway Board said that goods trains, passing through Delhi, were already using Delhi Avoiding Line (DAL) thereby avoiding the main rail network. He further said that the feasibility of movement of passenger trains on this corridor would have to be worked out as the number of passengers which are not bound for Delhi and bypassing Delhi was miniscule. He also reiterated that rail projects are capital intensive and if the State Govts.

propose a rail link then the cost of the projects would have to be shared by the respective State Govt.

3.5.4 Commissioner, NCR, Govt. of U.P. said that Ghaziabad-Meerut Expressway be made as a part of the Plan and should not be deferred. Chairman agreed to include GM Expressway in the main proposals. Commissioner, NCR, Govt. of U.P. further requested that the reference of Taj Expressway connecting Noida to Agra be made as a part of the plan. Chairman clarified that the State Govts. may have their own plans for expressways in the states connecting various towns but they need not be made a part of the Regional plan. He further explained that when the State Govts. are not ready to finance the land acquisitions for the expressway already proposed in the Regional Plan connecting various towns of the region, the mere inclusion of more expressways may not help solve the problem.

3.5.5 The Additional Secretary (NCR), GNCT-Delhi requested to include decisions taken in the last meeting of the Coordination Committee held in September, 2002 on Expressways in the paras "Phasing of Projects". The Chairman agreed that these paras will be suitably updated.

3.6.0 Power

The Chairman of the Study Group Sh. O.P. Chadha presented the salient features and recommendations. Chief Engineer, CEA informed that by the year 2012 CEA proposed to overcome the projected/existing power supply gap in a time bound manner. He was of the opinion accordingly we may not require specific policy for - "NCR areas to be declared as no power cut zone".

3.7.0 Water, Sewerage, Solid Waste Management, Drainage & Irrigation

The Chairman of the Study Group Sh. O.P. Chadha presented the salient features and recommendations for these sectors. He also informed that the earlier population projections provided to the Study Group were from the Natrajan Report. Now after the receipt of the Census 2001, the concerned Study Group had given modified population projections. Accordingly, the drinking water demand and sewage & garbage generation quantities have been projected again. These modified quantities may be incorporated in the Draft Regional Plan-2021. The committee unanimously agreed to the policies, proposals and recommendations.

3.8.0 Telecommunications

Chief Regional Planner, NCRPB said the progress in telecom sector is one the success story of the previous plan. All DMA towns have a local dialing with Delhi. As per Govt. of India policy telephone connections will be available on demand by the end of 2002.

3.9.0 Shelter and Social Infrastructure

Dr. V.D. Lall, Chairman of the Study Group emphasized the importance of shelter and social infrastructure as a growth-stimulating and sustaining factor for effectively achieving the objective of balanced development of the region. In this context he mentioned that induced growth of selected settlements in the NCR would largely depend upon the availability of higher level and specialized social infrastructure facilities. He felt that these sectors were, however, not given due importance in the earlier plan. He mentioned that the Study Group on these aspects had intense deliberations and the recommendations made by the group have been appropriately incorporated in these chapters

3.10.0 Tourism, Heritage, Environment & Disaster Management

The Chairman of the Study Group could not attend the meeting due to an urgent meeting. On behalf of the Chairman, Sh. R.C. Aggarwal, Chief Regional Planner, NCRPB presented the salient features and recommendations. The committee unanimously agreed to the various salient features brought out in the Regional Plan and the proposed policies and recommendations.

3.11.0 Rural Development

Professor H.B. Singh, Chairman of the Study Group while presenting the major RP-2021 recommendations in the Rural Development sector mentioned that in order to have a balanced development of the NCR, less developed districts may be identified based on human development and economic indicators. The Sub-Regional Plan would suggest a development strategy for the districts under the District Planning process envisaged through 74th Constitutional Amendment. He emphasized that Service Centres and Village Plans may be prepared within the framework of Sub-Regional Plans and District Plans.

3.11.2 Director, T&CP, Govt. of Haryana stated that in Haryana the proposal to Plan villages located in the controlled areas had already been sent to the Cabinet for approval and the same will integrate the urban areas and villages within the controlled area under the Act. The policies and proposals as contained in this chapter were approved.

3.12.0 Regional Landuse

Professor H.B. Singh, Chairman of the Study Group while presenting the major policy recommendations of the RP-2021 mentioned that the Landuse Plan 2021 for NCR shows the broad picture, the boundaries of the various landuses would be detailed out in the Sub-Regional Plans and Master Plans to be prepared by the respective State Governments. In the case of Highway Corridors Zone it is clearly mentioned that the detailed boundaries of the 5 km. width on the either side of the National Highways would be demarcated by the respective State Governments based on the local conditions, development potential and Revenue Village boundaries. He further mentioned that the final Landuse Plan would be prepared after incorporating the final recommendations of the other sectoral proposals particularly the proposals of transportation sector. On Natural Conservation Zone, he mentioned that the detailed boundaries should be based on land suitability study and would be demarcated in the Sub-Regional Plan and Master Plans.

3.12.2 Director, DDA was of the view that urbanisable area for NCT-Delhi for 2021 may not be required to be shown on the Landuse Plan of the NCR as DDA has not yet prepared its Landuse Plan for 2021.

3.12.3 The Chief Town Planner (NCR), Rajasthan suggested that for change of landuse relating to the areas outside the urbanisable limits of the towns a provision may be kept that only proposals measuring more than 5 acres may be sent to the NCR Planning Board for approval.

3.12.4 After detailed deliberations the Chairman, Planning Committee, NCRPB mentioned that the point raised by DDA was well taken but the mandatory provisions in the NCR Planning Board Act, 1985 would have to be followed. The Chairman further suggested that the Zoning Regulations may be suitably amended. With the above observations, the policies and proposals as contained in this chapter were approved.

3.13.0 Counter Magnet Areas

Shri D.S. Meshram, Chairman of the Study Group while presenting the major policy proposals mentioned that the existing five counter-magnet towns may continue upto 2021. He further observed that 49% of the migrants come to Delhi from UP. Therefore, one more counter magnet town may be identified in consultation with Govt. of UP. The policies and proposals as contained in this chapter were approved.

3.14.0 Resource Mobilisation, Management Structure for plan implementation

The Member Secretary, NCRPB mentioned that the Chairman of the Study Group had informed that he will be sending his observations on this chapter within a week. He also requested the members that they could also send their comments / observations, if any, in writing by that time.

3.14.2 Summarizing the deliberations on the RP-2021, the Chairman, Planning Committee mentioned that the Draft Regional Plan-2021 NCR along with the observations of the Planning Committee would be placed before the High Level Group for consideration. Thereafter the Draft Regional Plan-2021 would be placed before the Board for approval for inviting objections / suggestions from the public.

AGENDA ITEM NO.4 : CONSIDERATION OF THE PROPOSAL FOR MODIFICATION OF THE ZONING REGULATIONS OF RP-2001 FOR PERMITTING PETROL PUMPS IN THE "GREEN BUFFER ALONG THE MAJOR TRANSPORT CORRIDORS".

The Secretary, Housing, Govt. of UP had expressed his reservation on this proposal. The agenda item was deferred.

The meeting ended with a vote of thanks to the Chair.

**No.K-14011/38/2002-NCRPB
National Capital Region Planning Board
India Habitat Centre, 1st Floor, Core-IV B
Lodhi Road, New Delhi-110003**



**(R.C. Aggarwal)
Chief Regional Planner**

Date : 16.12.2002

- Copy to :**
- 1. Chairman, Planning Committee.**
 - 2. Members of the Planning Committee.**
 - 3. Special Invitees/ participants.**
 - 4. All officers of the Board.**

List of Participants

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21.	Shri Devendra Nimbokar ATP (NCR) C/o Chief Administrator HUDA, SCO Sector-6, Panchkula, Haryana.	22.	Shri Subhash C. Sharma, ATP, Office of the Chief Town Planner Town & Country Planning Deptt. Govt. of Rajasthan, Nagar Niyojan Bhawan Jawaharlal Nehru Marg Jaipur, Rajasthan-302 004. Phone No: 0141-2561377
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30.	Shri Rajeev Malhotra, Joint Director	31.	Shri V.K. Thakore Joint Director
32.	Shri J.N. Barman, Joint Director	33.	Shri Rajeev Chadha Joint Director (Finance)
34.	Shri N.K. Bhardwaj, Dy. Director (PMC)	35.	Shri S. Surendra Dy. Director

36.	Shri Suresh Rohilla Assistant Director	37.	Shri Dinesh Arora Assistant Director
38.	Ms. Anjali Pancholy Assistant Director		